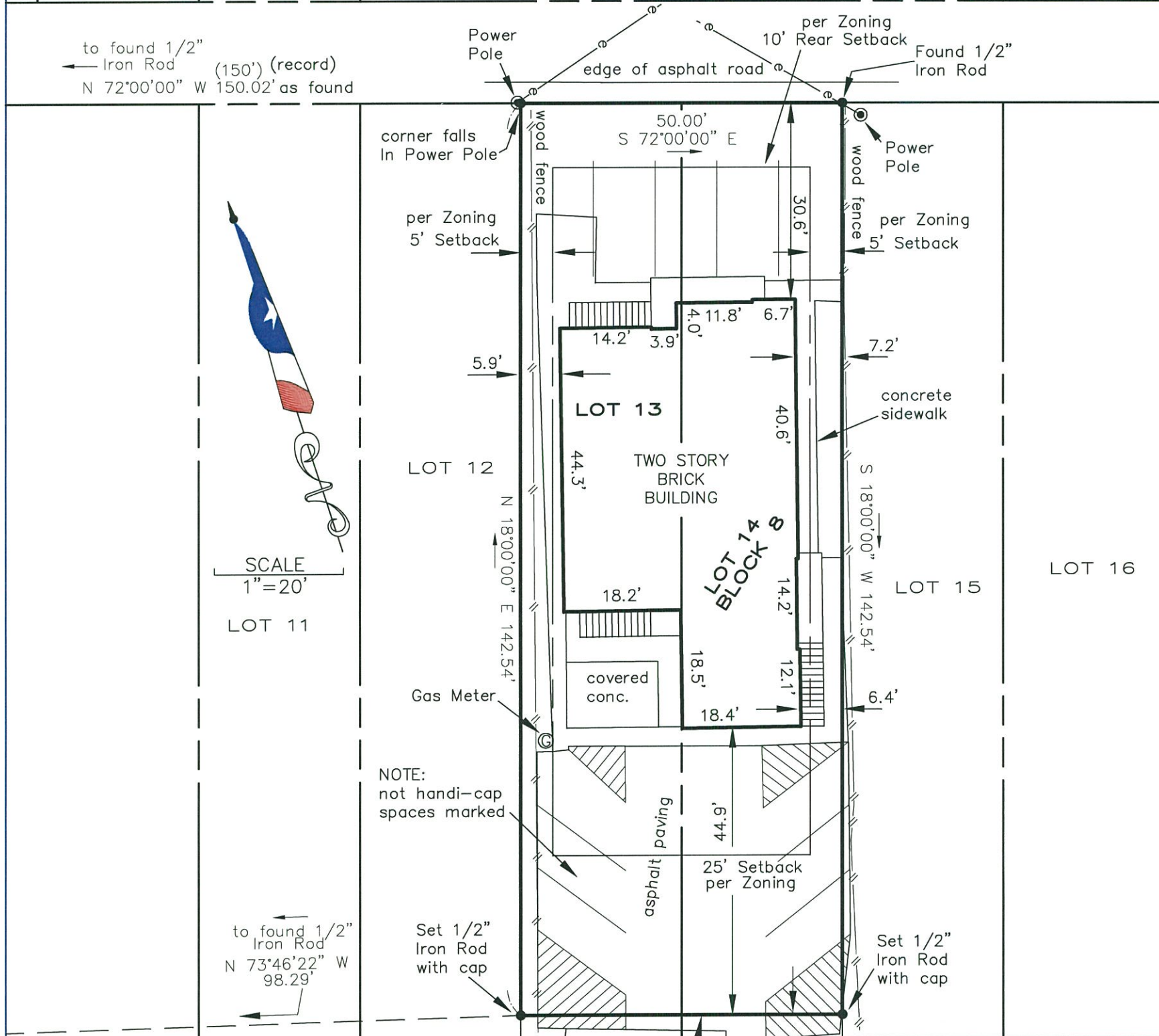


Waterloo Surveyors Inc.
SURVEY PLAT
ALTA/SCSM SURVEY

J13841



OWNER: BIS INVESTMENTS LTD
ADDRESS: 516 EAST 40th STREET, AUSTIN, TEXAS 78751
LEGAL DESCRIPTION:

LOTS 13 AND 14, BLOCK 8, OAK LAWN ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 62 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT ALL OF THE SOUTH 3.82 FEET OF SAID LOTS CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 4126, PAGE 1330 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED ALTA AND NSPS IN 2011; AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a)(b)1&2, 8, 9, 10(a)(b), 11(a)(b), 13, 16, 17, 18, 19, 20(a)(b)

State of Texas:
 County of Travis:

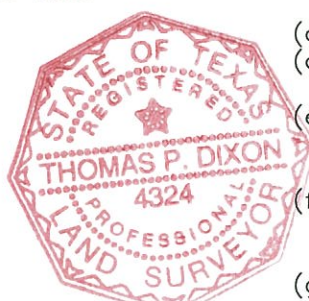
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

And I certify that the property shown hereon IS NOT hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0465H
 Zone: X Dated: SEPTEMBER 26, 2008

Dated this the 30TH day of SEPTEMBER, 2013.

SURVEY REVISED OCTOBER 10, 2013

Thomas P. Dixon R.P.L.S. 4324



ZONING:
 SF-3-CO-NP
 Family Residence-Conditional Overlay-Neighborhood Plan
 Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments up to 54 units.

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a maximum of 5,780 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,780 square feet or more. A duplex use Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,780 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots that are 5,750 square feet or more.

See: www.austintexas.gov/development/zoning

NOTE:

- (a) STRIPED PARKING AREAS AS SHOWN
- (b) INTERIOR ACCESS WAS NOT PROVIDED, PARTY WALLS WERE NOT OBSERVED
- (c) OBSERVED UTILITIES ARE AS SHOWN
- (d) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, OR SANITARY LANDFILL
- (e) THE PROPERTY IS NOT LOCATED IN A WETLAND AREA AS DELINEATED BY APPROPRIATE AUTHORITIES
- (f) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- (g) NO OBSERVED EVIDENCE OF STREET R.O.W. CHANGES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS